Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 6b Swan Street, Eltham Vic 3095

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betwee	\$1,000,000		&		\$1,100,000			
Median sale p	rice							
Median price	\$1,150,000	Pro	operty Type	Hou	se		Suburb	Eltham
Period - From	21/09/2020	to	20/09/2021		So	urce	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	6 Orr La MONTMORENCY 3094	\$1,093,000	24/07/2021
2	47 Kelvin Av MONTMORENCY 3094	\$1,070,000	21/08/2021
3	132 Rattray Rd MONTMORENCY 3094	\$1,012,000	05/06/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

21/09/2021 16:47



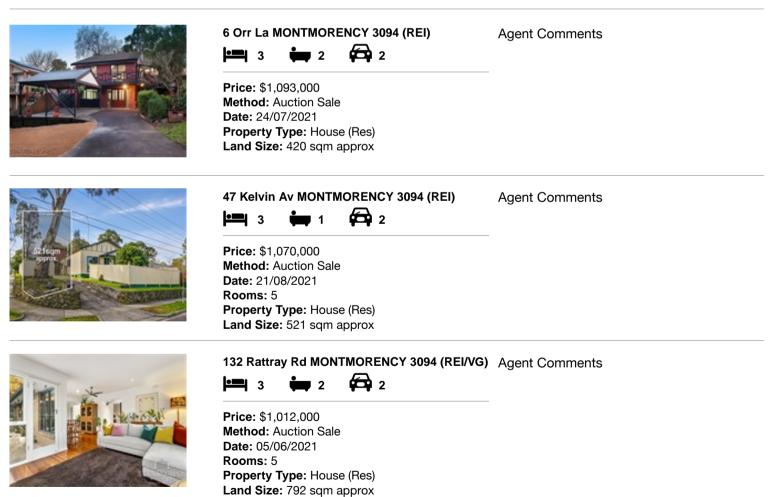


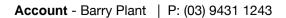




Rooms: 6 Property Type: House Land Size: 519m2 sqm approx Agent Comments Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price 21/09/2020 - 20/09/2021: \$1,150,000

Comparable Properties





propertydata



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